

Finest

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Motherby | Penrith | Cumbria



Rookings

“A substantial detached house with panoramic Lakeland fell views on the edge of the Lake District National Park”

The Property

Set within a generous plot in the village of Motherby, with uninterrupted views stretching across the Lakeland fells, Rookings is a substantial detached house that combines the character of a traditional Cumbrian conversion with the scale and practicality expected of a modern family home. Originally acquired by the current owner as an uninhabitable cottage with attached barn and outbuildings, the property has since been comprehensively transformed into a highly individual five-bedroom house, positioned to make the most of its remarkable setting just outside the Lake District National Park.

The approach immediately establishes the sense of space surrounding the house, with extensive parking and broad open views unfolding in almost every direction. Internally, the layout has been carefully arranged to balance sociable living with quieter, more flexible spaces, allowing the house to adapt equally well to family life, home working or multi-generational occupation.

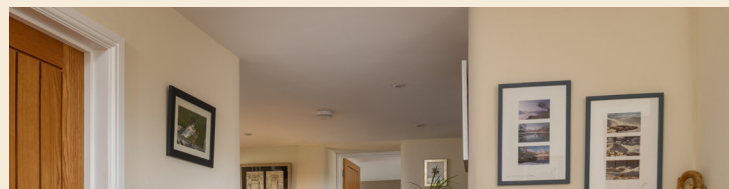
A central entrance hall provides the main point of arrival and connects the principal reception spaces. To one side, the sitting room offers a more intimate retreat, centred around a wood-burning stove and enjoying a pleasant dual aspect. Across the hall, the main living room is notably generous in scale, with a fireplace forming a focal point and glazed doors opening directly onto the gardens, strengthening the relationship between the house and its surroundings.

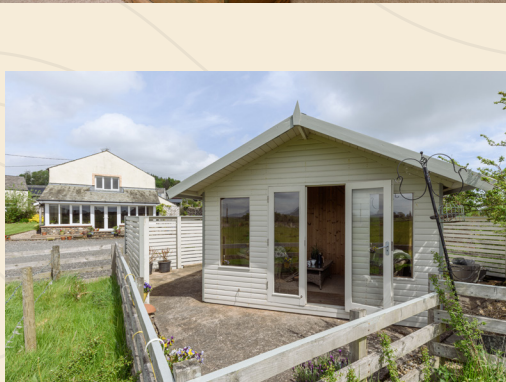


The kitchen and dining space forms the natural centre of the house, designed with both day-to-day practicality and entertaining in mind. Arranged as a large open-plan room, the space is anchored by an Aga and central island with breakfast bar seating, while extensive glazing frames the far-reaching fell views beyond. The orientation of the room allows natural light to move through the space across the day, with the changing landscape becoming an integral part of the interior experience. There is ample room for a substantial dining table alongside relaxed seating, creating a space equally suited to large gatherings or quieter evenings at home.

Adjoining the kitchen, a utility room and separate WC provide practical support for everyday living, while a further ground floor room currently arranged as a home office offers excellent flexibility and could equally serve as a fifth bedroom for guests or dependent relatives.

The first floor is arranged across a split staircase configuration, creating a degree of separation between the bedrooms and lending itself particularly well to visiting guests or flexible multi-generational occupation. The principal bedroom is well proportioned and benefits from an en-suite shower room, while a second en-suite bedroom provides further independent accommodation. Two additional double bedrooms are served by a spacious family bathroom fitted with both a bath and separate shower enclosure, alongside twin basins and quality contemporary fittings. Throughout the upper floor, the elevated position of the house ensures many of the rooms enjoy open views towards the surrounding fells and countryside.





Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, water and drainage. Oil-fired central heating. Superfast broadband is available to the property, with Openreach reporting download speeds of up to 1600Mbps and upload speeds of up to 115Mbps.

Broadband connection installed to summerhouse.

Postcode Council Tax EPC Tenure

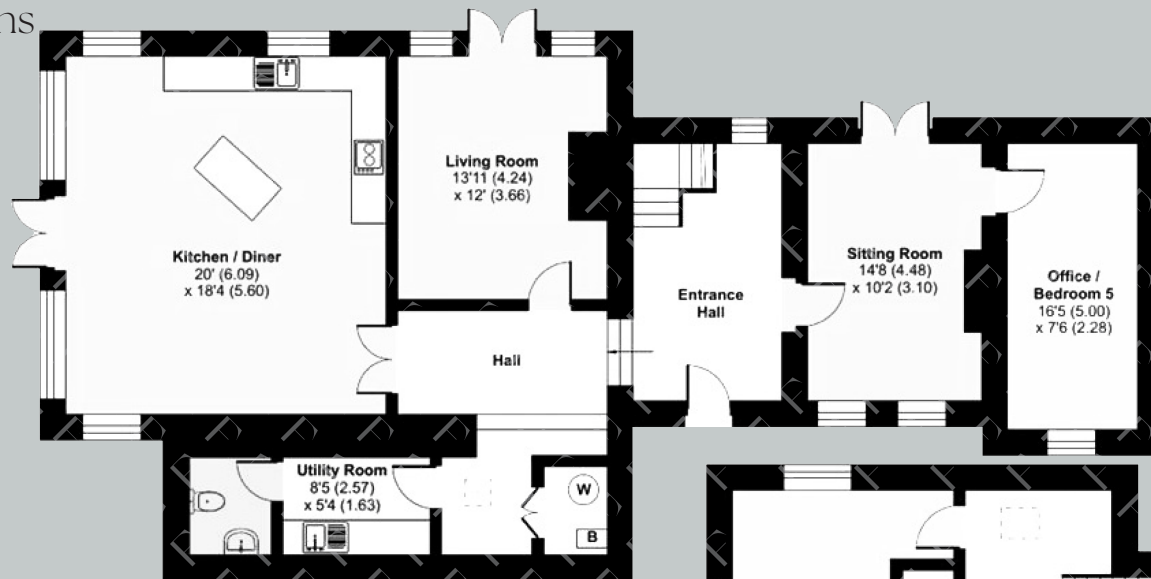
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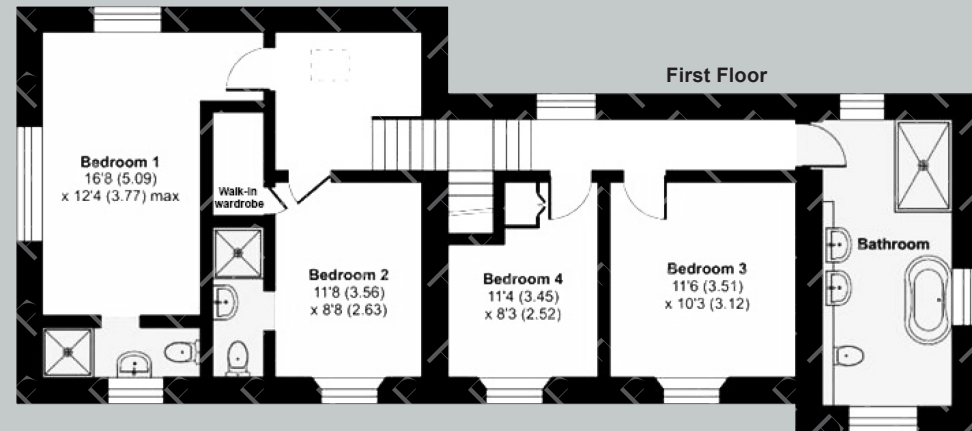
Rating D

Freehold

Floor Plans



Ground Floor



First Floor

Total area: approx. 202.4 sq. metres (2179 sq. feet)

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Viewings Strictly by Appointment



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15 Market Place | Corbridge | Northumberland | NE45 5AW
0330 111 2266 | contact@finest.co.uk

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